

## 4.13 Population and Housing

This section describes the existing population and housing conditions in the City of Santee (City) and surrounding areas, including the County of San Diego (County) and the State of California. This section also describes the growth in population directly and indirectly related to implementation of the Fanita Ranch Project (proposed project) and the potential population and housing impacts that could result. Changes in population, employment, and housing demand are social and economic effects, not environmental effects. According to the CEQA, these effects should be considered in an EIR only to the extent that they create adverse impacts on the physical environment. According to Section 15382 of the CEQA Guidelines, “an economic or social change by itself shall not be considered a significant effect on the environment.” This section is based on data available from the California Department of Finance (DOF), San Diego Association of Governments (SANDAG), and the Santee General Plan Housing Element.

### 4.13.1 Environmental Setting

There are several methods of estimating population growth and demographic information for communities. Most of these methods rely on an analysis of historical population levels and projections based on assumptions of the future growth potential of the community. These projections are based on availability of vacant land, knowledge of building permit activity, and an understanding of the region within which the community is located. The DOF develops estimations of state, regional, and local populations each year based on the number of building permits issued, residential units, requests for new electrical connections, and other similar statistical indicators. In addition to DOF estimates, the SANDAG Regional Housing Needs Assessment provides estimates based on the California Department of Housing and Community Development determination for the region’s “fair share” of statewide forecasted growth through 2020. In addition, SANDAG Series 13: 2050 Regional Growth Forecast provides an overview of the regional demographic, economic, and housing trends expected over the next four decades for the San Diego region. For this document, all three resources were used to present historical, current, and forecast data. In instances where both resources were used to populate a table, annotations have been included to indicate the source of the data.

#### 4.13.1.1 Statewide Setting

##### Population

Today’s population of almost 40 million in 2019 (DOF 2019) is expected to grow to over 45 million by 2035, as shown in Table 4.13-1. The 5-year state growth rate is expected to modestly increase between 2020 and 2025 and decline from 2025 onward. This represents a general continuation of slowing growth that began in the latter decades of the previous century. Despite a slower growth rate, the state stands to add approximately 5.2 million persons from 2019 to 2035.

**Table 4.13-1. California Population Estimates, 2015–2035**

Year	Population	Population Increase <sup>1</sup>	Percent Change <sup>2</sup>
2010	37,253,956	—	—
2015	38,952,462	1,698,506	4.6
2019	39,927,315	974,853	2.5
2020	40,467,295	539,980	1.4
2025	42,066,880	1,599,585	4.0
2030	43,631,295	1,564,415	3.7
2035	45,128,459	1,497,164	3.4

**Source:** DOF 2019.

**Notes:**

<sup>1</sup> Population increase is the incremental population change from the previous 5-year period.

<sup>2</sup> Percent change is the percent change from the previous 5-year period.

## Housing

According to the California Department of Housing and Community Development 2025 Statewide Housing Assessment (HCD 2018), for the past 10 years (i.e., 2008–2018), California has built an average of less than 80,000 new residences annually. As identified in the Final Statewide Housing Assessment 2015, California averaged more than 200,000 new residences annually from 1954 to 1989, with multi-family housing accounting for the largest share of the housing production. The production of residences increased somewhat during the housing boom of the mid 2000s and then dropped dramatically starting in 2006, coinciding with the economic downturn sometimes referred to as the “Great Recession.” As of 2016, the most current year for which data is available, approximately 100,000 new housing units were produced annually.

The production of housing has not returned to the level required to meet the projected housing need. The Federal Housing Administration identified housing supply as a significant issue and worked with the State Legislature to find solutions. This work resulted in the 2017 Housing Package, a collection of bills intended to streamline development, increase accountability for complying with housing laws, and provide ongoing funding to create and preserve affordable residences. From 2015 to 2025, approximately 1.8 million new housing units are needed to meet projected population and household growth, or 180,000 new residences annually. Since California is currently building an average of less than 80,000 new residences annually, the state would need to construct approximately 100,000 more residences annually to meet projected population and household growth (HCD 2018).

### 4.13.1.2 Regional Setting

The following discussion on regional population and housing is based on the DOF census data and SANDAG population and housing estimates.

## Population

The population growth rate for the San Diego region (i.e., County of San Diego) between 2010 and 2035 is shown in Table 4.13-2. The region's current (2019) population of approximately 3.4 million is expected to increase by nearly 340,000 persons from 2019 to 2035 and reach approximately 3.7 million by 2035. The regional growth trends follow a similar pattern as the state as a whole in terms of steady growth rates.

**Table 4.13-2. County of San Diego Regional Population Growth and Estimates**

Year	County of San Diego			City of Santee		
	Population	Population Increase <sup>1</sup>	Percent Change <sup>2</sup>	Population	Population Increase <sup>1</sup>	Percent Change <sup>2</sup>
2010	3,101,068	—	—	53,413	—	—
2015	3,275,897	174,829	5.6	56,605	3,192	5.6
2019	3,367,373	91,476	2.8	58,408	1,803	3.2
2020	3,390,529	23,156	0.7	59,497	1,089	1.9
2035	3,706,919	316,390	9.3	63,812	4,315	7.2

**Sources:** DOF 2019; SANDAG 2013.

**Notes:**

<sup>1</sup> Population increase is the incremental population change from the previous period.

<sup>2</sup> Percent change is the percent change from the previous period.

In 2015, the population of the San Diego region was approximately 8.4 percent of the overall California population. According to state and regional projections, the region's share of the state population would remain similar at 8.2 percent in 2035. Due to land use constraints, state policies and goals, the County General Plan, and general plans of incorporated cities in the County, the majority of future regional population and employment growth is expected to occur largely through increased density rather than continued sprawl.

## Housing

Housing production at the regional level is not projected to keep pace with population growth in the coming years. SANDAG's 5th Cycle Regional Housing Needs Assessment (RHNA) identified the need for 161,980 housing units from 2010 to 2020 while the SANDAG Series 13 Regional Growth Forecast estimates an incremental supply of approximately 125,000 new housing units. These estimates project a deficit of nearly 37,000 housing units by 2020. Based on these numbers, there is an annual projected demand for 14,725 units while only 11,363 are projected to be delivered (SANDAG 2011). The gap between housing demand and supply is consistent with recent historical trends. From 2003 to 2010, enough residences were produced to meet 75 percent of regional needs (SANDAG 2017). Table 4.13-3 depicts the County's anticipated housing growth from 2012 through 2035.

**Table 4.13-3. County of San Diego Subregional Housing Growth, 2012–2035**

Jurisdiction	2012 <sup>1</sup>	2020	2035	Housing Unit Change	Percent of Regional Housing Unit Change <sup>2</sup>
City of Santee	20,124	21,490	22,776	2,652	1.2
<b>County of San Diego Total</b>	<b>1,165,818</b>	<b>1,249,684</b>	<b>1,394,783</b>	<b>228,965</b>	<b>—</b>

Source: SANDAG 2013.

**Notes:**

<sup>1</sup> SANDAG Series 13 data does not have a 2015 baseline year so 2012 has been used.

<sup>2</sup> Housing unit change is the incremental housing unit change from 2012 through 2035. The percent of housing unit change indicates what percent Santee's total housing unit change is of the County's total incremental housing unit change from 2012 through 2035.

As shown in Tables 4.13-2 and 4.13-3, the San Diego region is anticipated to approach 3.7 million residents and 1.4 million housing units by 2035. As indicated in Figure 4.13-1, Regional Population, Jobs, and Housing Forecast, residence construction in the San Diego region has not kept pace with population growth, and the gap is projected to grow.

### 4.13.1.3 Local Setting

#### Population

According to the DOF, the City's population has grown slightly, but steadily, since 2010 (DOF 2019). Table 4.13-4 illustrates the City's population growth from 2010 through 2019. The year over year population increase during this time frame has ranged from -10 to 998 persons.

**Table 4.13-4. City Population Increases**

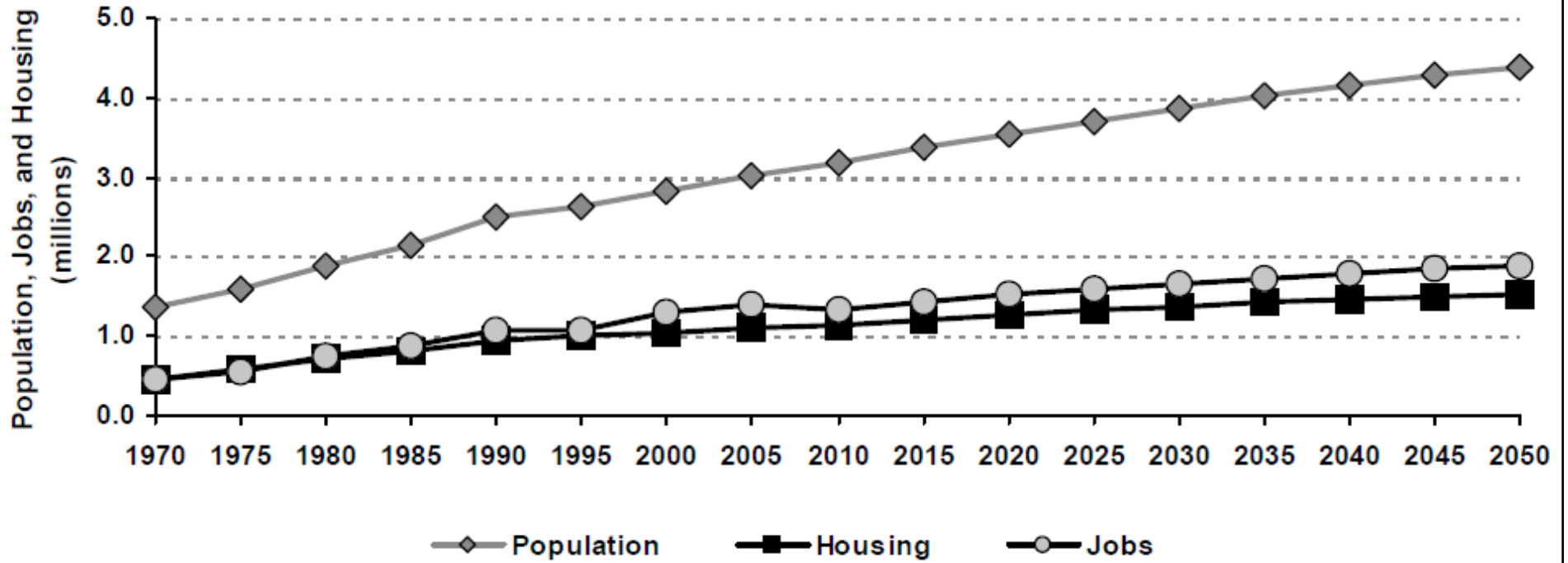
Year	Population	Population Increase <sup>1</sup>	Percent Change <sup>2</sup>
2010	53,413	—	—
2011	54,254	841	1.6
2012	54,900	646	1.2
2013	55,735	835	1.5
2014	56,420	685	1.2
2015	56,605	185	0.3
2016	56,595	-10	0.0
2017	56,991	395	0.7
2018	57,410	419	0.7
2019	58,408	998	1.7

Source: DOF 2019.

**Notes:**

<sup>1</sup> Population increase is the incremental population change from the previous year.

<sup>2</sup> Percent change is the percent change from the previous year.



Source: SANDAG, Series 13 Regional Growth Forecast 2013.

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Contributing to the low population growth was the removal of approximately 199 residences to provide right-of-way for the extensions of two freeways through the southern portion of the City. State Route 52 was constructed south of Mission Gorge Road through to State Route 67, and State Route 125 parallels Fanita Drive, terminating at Mission Gorge Road. These extensions, while necessary for the full development of the City, resulted in the loss of approximately 199 residential units (City of Santee 2013; Poucel 2006).

The City's total population is approximately 58,408 in 2019 (DOF 2019), which is 1.6 percent of the regional total. As shown in Table 4.13-2, the City's population is expected to increase to 63,812 persons by 2035. Compared to the County's forecasted population growth rate of 9.3 percent between 2020 and 2035, the City's forecasted growth rate for the same period is 7.2 percent. Thus, the City's population growth is anticipated to be slower than the average growth rate for the region.

## Housing

As shown in Table 4.13-3, by 2035 the City is expected to have a total of 22,776 households, or approximately 1.6 percent of the regional total, which represents a decrease from 1.7 percent of the regional total in 2012. The City has experienced a population growth trend since 2012 (Table 4.13-4) and is forecasted to continue to increase its population steadily through 2035 (Table 4.13-3). The anticipated decrease in the City's regional total of housing over the same time period indicates that residential construction in the City is not anticipated to keep pace with population growth.

### ***Regional Housing Needs Assessment (5th Housing Element Cycle)***

SANDAG developed an RHNA based on the California Department of Housing and Community Development's determination for the region's "fair share" of statewide forecasted growth through 2020. Overall, the region needs to plan for an additional 161,980 units. Santee's share of the regional housing need for the 2010–2020 RHNA period is allocated by SANDAG based on a number of factors, including recent growth trends, income distribution, and capacity for future growth. According to Table 4-1 in the Santee General Plan Housing Element, the City was assigned a future housing need of 3,660 units for the 2010–2020 RHNA period, representing 2.3 percent of the total regional housing need. Of the 3,660 units allocated to the City, the City must plan for units affordable to all income levels, specifically 914 extremely low/very low income, 694 low income, 642 moderate income, and 1,410 upper income units<sup>1</sup> (City of Santee 2013). The Santee General Plan Housing Element identifies adequate land capacity, including the

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<sup>1</sup> The City has a RHNA allocation of 914 very low income units (inclusive of extremely low income units). Pursuant to state law (Assembly Bill 2634), the City must project the number of extremely low income housing needs based on census income distribution or assume 50 percent of the very low income units as extremely low. Assuming an even split, the City's RHNA allocation of 914 very low income units may be divided into 457 very low and 457 extremely low income units. However, for purposes of identifying adequate sites for the RHNA allocation, state law does not mandate the separate accounting for the extremely low income category (City of Santee 2013).

project site, to meet the needs of all income groups. Table 4-4, Residential Sites Inventory, in the Santee General Plan Housing Element identifies the project site as the designated location to provide 1,395 above moderate income units (>120 percent area median income). For the 2010–2020 RHNA period, the City issued the following permits through 2019: 10 very low income, 43 low income, 97 moderate, and 997 above moderate (City of Santee 2020).

### **4.13.2 Regulatory Framework**

Applicable state and local regulations pertaining to population and housing are discussed below. No federal regulations are applicable.

#### **4.13.2.1 State**

##### **California State Housing Law Program**

The State Housing Law Program, which is implemented by the California Department of Housing and Community Development, was established to assure the availability of affordable housing and uniform statewide code enforcement and to protect the health, safety, and general welfare of the public and occupants of housing and buildings accessory thereto. To fulfill this obligation, the State Housing Law Program may propose legislation and regulations. The program oversees the application of state laws, regulations, and code enforcement by a city, county, city and county building, housing, health, and fire department, or fire district. The State Housing Law Program develops statewide building standards for new construction of hotels, motels, lodging houses, apartments, residences, and buildings accessory thereto. The building standards are published in the California Code of Regulations, Title 24, known as the California Building Standards Code. The State Housing Law Program also adopts regulations for maintenance, use, occupancy, repair, alteration, moving, and demolition of existing hotels, motels, lodging houses, apartments, residences, and buildings accessory thereto. These regulations are published in California Code of Regulations Title 25, Division 1, Chapter 1.

#### **4.13.2.2 Local**

##### **Regional Housing Needs Assessment**

SANDAG is required by state law to complete an RHNA in consultation with the California Department of Housing and Community Development in order to determine the region's housing needs in four income categories: very low, low, moderate, and above moderate. The adopted RHNA for the San Diego region covers the 8-year period from January 1, 2013, through December 31, 2020. The RHNA allocates housing needs in the four income categories for each of the cities and the County to use in their Housing Elements. The cities and County are required to update their Housing Elements to include RHNA allocations every 8 years; updates can be required every 4 years if updated Housing Elements are not adopted by certain timelines. For the



San Diego region, the regional growth projected by the state is for the period between January 1, 2010, and December 31, 2020.

### **San Diego Forward: The Regional Plan**

SANDAG's San Diego Forward: The Regional Plan (Regional Plan) is a regional transportation and sustainability plan that aims to provide a blueprint for a more livable, equitable, and innovative future (SANDAG 2015). It combines and updates two previous plans, the Regional Comprehensive Plan and the Regional Transportation Plan/Sustainable Communities Strategy, into one document that looks toward 2050. The Regional Plan covers a broad range of topics including air quality, borders and tribal nations, climate change, economic prosperity, emerging technologies, energy and fuels, habitat preservation, healthy communities, public facilities, shoreline preservation, transportation, and water quality. The Sustainable Communities Strategy in the Regional Plan identifies the following five main strategies to complement the goal of sustainability: (1) focus on job growth and housing in urbanized areas with existing public transportation options, (2) preserve open space, (3) invest in a transit network that caters to everyone and reduces greenhouse gas emissions, (4) address housing needs for all economic segments of the population, and (5) implement the Regional Plan through incentives and collaboration.

### **Santee General Plan**

Divided into nine elements, the Santee General Plan is a statement of intent by the City as to the future development of the community. This is accomplished through objectives and policies that serve as a long-term policy guide for physical, economic, and environmental growth.

The 2013–2021 Housing Element of the Santee General Plan serves as a policy guide designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing in the community. State law mandates that local governments outline the housing needs of their community, barriers or constraints to providing that housing, and actions proposed to address these concerns over an 8-year period. The Housing Element covers the period of April 30, 2013, through April 30, 2021, and identifies strategies and programs that focus on (City of Santee 2013):

1. Matching housing supply with need;
2. Maximizing housing choice throughout the community;
3. Assisting in the provision of affordable housing;
4. Removing governmental and other constraints to housing investment; and
5. Promoting fair and equal housing opportunities.

The objectives and policies contained in the Santee General Plan Housing Element address the City's housing needs and are implemented through a series of housing programs offered by the

City. The Santee General Plan Housing Element identifies that 1,395 residential units are planned for the project site and are anticipated to be above moderate income housing.

### 4.13.3 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, impacts to population and housing would be significant if the proposed project would:

- **Threshold 1:** Induce substantial unplanned population growth in an area, either directly or indirectly (for example, through the extension of roads or other infrastructure).
- **Threshold 2:** Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

### 4.13.4 Method of Analysis

To determine the proposed project’s potential population and housing related impacts, estimated population, and housing information was identified and compared against the estimates for the City and the SANDAG region. For the purposes of determining population and housing impacts, an increase in population of 2.9 persons per household (U.S. Census Bureau 2020) and 1.6 persons per Active Adult unit were used. A multiplier of 2.9 persons was used for the project site because, according to the most recent U.S. Census Bureau data (2020), this number is the average occupancy for households in the City. Active Adult population was obtained using a density of 1.6 persons per unit based on similar Active Adult development projects,<sup>2</sup> which is consistent with the Traffic Impact Analysis (Appendix N). These factors were used to estimate the population of the proposed project.

### 4.13.5 Project Impacts and Mitigation Measures

#### 4.13.5.1 Threshold 1: Inducement of Substantial Population Growth

*Would the proposed project induce substantial unplanned population growth in an area, either directly or indirectly (for example, through the extension of roads or other infrastructure)?*

**Impact:** Implementation of the proposed project would not result in direct inducement of substantial population growth to the area.

**Mitigation:** No mitigation is required.

**Significance Before Mitigation:** Less than significant.

**Significance After Mitigation:** Less than significant.

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<sup>2</sup> The Active Adult population was obtained using a density of 1.6 persons per unit. The 1.6 persons per unit is sourced to an Active Adult development in the County proposing 536 units to house 900 residents = 1.7 persons per unit. In addition, a 5,371-unit development in North Carolina, St. James Plantation, has a projected population of 8,000 residents = 1.5 persons per unit. Therefore, the average of 1.6 persons per unit was used in this analysis.

## Impact Analysis

The potential for the proposed project to induce population growth directly (by proposing new residential and employment-generating land uses) or indirectly (through the extension of streets and utilities infrastructure) is described below.

### *Direct Impacts*

#### **Preferred Land Use Plan with School**

Implementation of the proposed project would result in the construction of residential, commercial, agricultural, school, and open space uses. The proposed project would result in the construction of 2,949 residential units under the preferred land use plan with school. Of the 2,949 residential units, 445 are proposed to be designated as Active Adult units. As described in Section 4.13.4, Method of Analysis, the proposed project residential population is based on a population generation factor of 2.9 persons per household and 1.6 persons per Active Adult unit. Based on this population factor, the proposed project is expected to result in a population increase of approximately 7,974 residents ( $2.9 \times 2,703$  residential units) + ( $1.6 \times 445$  Active Adult units). It is unknown whether the proposed project would generate residents from in the City or result in resident migration from other areas. Presumably, the additional residents generated by the proposed project would be a combination of current residents in the City and residents who migrate from other areas. However, this analysis conservatively assumes that the 7,974 additional residents from implementation of the proposed project would migrate from other areas. Thus, the analysis conservatively assumes the proposed project would increase the City's population by 7,974 residents.

SANDAG's population projections for the City are based on the adopted Santee General Plan. The current designation of the project site as Planned Development (PD) in the Santee General Plan Land Use Element and the identification of the site to provide 1,395 units in the Santee General Plan Housing Element demonstrate that the site has been planned for residential growth by the City. Using the 2.9 persons per household multiplier, a development project of 1,395 units could result in a population increase of approximately 4,045 residents. The difference between the planned and proposed land uses, when translated to persons per household, is approximately 3,929 persons. However, the project site has been subject to land use planning for the past 40 years, indicating that this site was planned for development even before it was part of the City. In 1980, the project site was designated in the County General Plan for development of approximately 14,000 residential units. When the City adopted its first General Plan (1984), the project site was designated for a maximum of 8,100 residential units. The number of residential units proposed on the project site has continued to vary over the years, with many proposals greater than the 2,949 residential units currently proposed, indicating that the project site has been intended for population growth by the City and the County for many decades. In addition, the

proposed project would include a General Plan Amendment to change the designation of the project site from Planned Development (PD) to Specific Plan (SP) and to increase the number of residential units on the site up to 2,949 with a school, which would be consistent with the Santee General Plan Housing Element, as amended (City of Santee 2013).

Further, the production of housing in California has not returned to the level required to meet the projected housing demand and would need to be approximately 100,000 additional residential units annually to meet this demand (HCD 2018). In the County, SANDAG projected that housing production at the regional level will not be able to keep pace with population growth in the coming years. Because new development in the County are constrained to the north by Camp Pendleton, to the west by the Pacific Ocean, and to the south by Mexico, the proposed project would be beneficial to County residents because it would contribute to the overall County housing stock. Construction of the proposed project is anticipated to begin in 2021 with a buildout of approximately 10 to 15 years. Thus, based on a conservative estimate and averaged over 10 years, the 7,974-person population increase would equate to approximately 797 new residents per year, which would be consistent with the City's historical population increases (Table 4.13-4). In the context of the housing shortage currently experienced by the state and the San Diego region, the provision of new housing on the project site would be considered growth accommodating and would represent a regional benefit.

In addition, the RHNA has identified housing needs based on income level for the City. The Santee General Plan Housing Element lists the project site as the only source for above moderate income residential units. Other sites are identified to meet RHNA requirements for the other income levels. The proposed project would satisfy the RHNA requirements for above moderate residential units and provide additional residential units to meet the anticipated future deficiencies in the City.

Further, the widening of State Route 52 from Cuyamaca Street to State Route 67 has contributed to the loss of housing in the City. This project resulted in the loss of approximately 199 residential units as of 2006, which the proposed project would replace (Poucel 2006). Therefore, the preferred land use plan with school would not result in direct impacts to unplanned population growth, and impacts would be less than significant.

The Planned Development (PD) land use designation in the Santee General Plan allows for a variety of mixed-use development types, including commercial uses. The proposed project proposes to change this land use designation to Specific Plan (SP). Similar to the Planned Development (PD) land use designation, the Specific Plan (SP) land use designation would allow for innovative and high-quality development and would not limit the extent or mix of development to occur, which would allow more flexibility to provide a variety of land uses. The non-residential components of the proposed project, including commercial uses (retail, service, and office) in the

Village Centers, the Farm, and the proposed school, would result in the creation of approximately 450 jobs (411 full-time and 39 part-time positions), which would not induce substantial population growth given the size of the labor pool anticipated on the project site and in the existing City and nearby communities. Approximately 250 jobs would be associated with the proposed on-site school. The proposed project is not anticipated to cause significant numbers of people to relocate to the area solely to be close to the project site for employment purposes. This proposed non-residential development is allowed by the Specific Plan (SP) land use designation and would not contribute to unplanned population growth. Table 4.13-5 shows the employment types and how many staff each employment type is anticipated to have under the preferred land use plan with school.

**Table 4.13-5. Preferred Land Use Plan With School Employment**

Employment Type	Staff Totals	
	Full-Time	Part-Time
Retail	145	—
School	250	—
Recreation Center	5	14
Park/Trails	1	—
Farm	8	25
Special Use Area	2	—
<b>Totals</b>	<b>411</b>	<b>39</b>
<b>Grand Total</b>	<b>450</b>	

**Sources:** The approximate number of jobs was obtained using numbers based on land use from a combination of sources. The following sources were used: Retail and schools – Traffic Impact Analysis (Appendix N), Recreation Centers – Escaya Recreation Center Project in Otay Mesa, Parks and Trails – the City of Santee, and Farm – the Coastal Roots Farm in Encinitas.

#### Land Use Plan Without School

The underlying land use for the on-site designated school location is Medium Density Residential. If the school site is not acquired for school use by the Santee School District within 2 years of filing the final map containing the school site, then the Medium Density Residential land use may be implemented on the school site for development of an additional 59 residential units, for a total project development potential of 3,008 residential units. Using the same population generation factors of 2.9 persons per household (U.S. Census Bureau 2020) and 1.6 persons per Active Adult unit, the land use plan without school would provide housing for approximately 8,145 residents, which would be an increase of 171 persons compared to the preferred land use plan with school.

As discussed previously, SANDAG’s population projections for the City are based on the adopted Santee General Plan land uses for the project site, which would allow 1,395 residential units that could result in a population increase of approximately 4,045 residents (assuming 2.9 persons per household). The difference between the planned and proposed land uses, when translated to persons per household, is approximately 4,100 persons. As stated previously, the

project site has been slated for development for the past 40 years with designated residential development ranging from 1,395 to 14,000 residential units. In addition, the state and the County recognize a prominent housing deficit, and the provision of new housing on the project site would be considered growth accommodating and would represent a regional benefit. The proposed project proposes a General Plan Amendment to increase the units on the site up to 3,008 without a school, which would be consistent with the Santee General Plan Housing Element, as amended (City of Santee 2013).

Additionally, the land use plan without school would be a phased development with a construction start date of 2021 and a buildout of approximately 10 to 15 years. Therefore, based on a conservative estimate and averaged over 10 years, the 8,145-person increase would equate to approximately 815 new residents per year. The land use plan without school would be consistent with the historical numeric population increases that have occurred in the City (Table 4.13-4). Therefore, under the land use plan without school, the proposed project would not induce unplanned population growth, and impacts would be less than significant.

As discussed previously, the proposed Specific Plan (SP) land use designation would replace the Planned Development (PD) land use designation on the project site, which would allow for a variety of mixed-use development, including commercial uses. The non-residential components of the land use plan without school would include commercial uses (retail, service, and office) in the Village Centers and the Farm. These uses are estimated to create approximately 200 jobs (161 full-time and 39 part-time staff positions), which would not induce substantial population growth given the size of the labor pool anticipated on the project site and in the existing City and nearby communities. Non-residential development is allowed by the Specific Plan (SP) land use designation and would not contribute to unplanned population growth. Table 4.13-6 shows the employment types and how many employees each employment type would have under the land use plan without school.

**Table 4.13-6. Land Use Plan Without School Employment**

Employment Type	Staff Totals	
	Full-Time	Part-Time
Retail	145	—
Recreation Center	5	14
Park/Trails	1	—
Farm	8	25
Special Use Area	2	—
<b>Totals</b>	<b>161</b>	<b>39</b>
<b>Grand Total</b>	<b>200</b>	

**Sources:** The approximate number of jobs was obtained using numbers based on land use from a combination of sources. The following sources were used: Retail– Traffic Impact Analysis (Appendix N), Recreation Centers – Escaya Recreation Center Project in Otay Mesa, Parks and Trails – the City of Santee, and Farm – the Coastal Roots Farm in Encinitas.



## ***Indirect Impacts***

### **Preferred Land Use Plan With School and Land Use Plan Without School**

Population growth can be induced indirectly with the provision of streets or other infrastructure. Substantial new infrastructure would be built to serve the project site including the extension of and improvements to Fanita Parkway, Cuyamaca Street, and Magnolia Avenue. These street extensions are included in the Santee General Plan Mobility Element and would facilitate residential development contemplated in the Santee General Plan Land Use Element. The proposed project would also extend water and sewer utilities to the project site. The infrastructure improvements would allow for the development of the proposed project, the resulting growth of which is described previously. However, the extension of infrastructure would not allow for additional development on the project site or beyond, since the undeveloped open space on the project site would be dedicated in perpetuity as Habitat Preserve and much of the undeveloped land surrounding the project site is owned by the federal government, County and Padre Dam Municipal Water District and is not planned for future growth. Instead, the proposed infrastructure would accommodate growth already planned for in the area. Therefore, the proposed project would not indirectly induce substantial population growth. The proposed project's indirect impacts would be less than significant.

### **Mitigation Measures**

Impacts related to inducement of substantial population growth would be less than significant; therefore, no mitigation is required.

#### **4.13.5.2 Threshold 2: Displacement of People or Housing**

***Would the proposed project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?***

**Impact:** The proposed project would not displace people or housing. It would create new residences to add to the City's existing housing stock.

**Mitigation:** No mitigation is required.

**Significance Before Mitigation:** No impact.

**Significance After Mitigation:** No impact.

### **Impact Analysis**

The project site is currently undeveloped, and there are no existing housing units on the project site. As such, the proposed project would have no impacts related to the displacement of substantial numbers of existing housing units or people. Therefore, this significance criterion listed previously would not apply to the proposed project, and no additional analysis related to this criterion is required. There would be no impacts related to this issue area.

## Mitigation Measures

Implementation of the proposed project would not result in the displacement of any occupied housing units or people necessitating the construction of replacement housing elsewhere. No mitigation is required.

### 4.13.6 Cumulative Impacts and Mitigation Measures

*Would implementation of the proposed project have a cumulatively considerable contribution to a cumulative population impact considering past, present, and probable future projects?*

Cumulative Impact	Significance	Proposed Project Contribution
<b>Threshold 1:</b> Inducement of Substantial Population Growth	Less than significant	Not cumulatively considerable
<b>Threshold 2:</b> Displacement of People or Housing	Less than significant	Not cumulatively considerable

#### 4.13.6.1 Cumulative Threshold 1: Inducement of Substantial Population Growth

##### Direct Impacts

The region's population growth is accounted for in SANDAG's population projections for the municipalities in the County and within the individual municipalities' general plans. A significant cumulative impact related to population growth would occur if the development of cumulative projects would induce a population increase not accommodated by SANDAG's projections for the City, which are based on the adopted Santee General Plan. The City has experienced a steady population growth trend since 2012 (Table 4.13-4) and is forecasted to continue to increase its population steadily through 2035 (Table 4.13-3). Of the 55 cumulative projects identified in Table 4-2, Cumulative Projects, in Chapter 4, Environmental Impact Analysis, more than half (28) propose residential development (e.g., single- and multi-family, condominiums, townhomes). Most of these projects would be consistent with the Santee General Plan and have been accounted for in regional growth forecasts. A few projects, such as Weston, would require annexation to the City or a General Plan Amendment to be consistent with the Santee General Plan. This growth would be consistent with the City's historical population growth trends (Table 4.13-4). Therefore, cumulative projects would not have the potential to cause unplanned population growth, and a significant cumulative impact would not occur.

As discussed in Section 4.13.5.1, the project site has been historically designated for residential development ranging from 1,395 to 14,000 residential units. The state and the County recognize a prominent housing deficit, and the provision of new housing on the project site would be considered growth accommodating and would represent a regional benefit. In addition, the proposed project would satisfy the RHNA requirements for above moderate housing set forth in



the Santee General Plan Housing Element. When considered in combination with other cumulative projects, the proposed project's contribution would not be cumulatively considerable.

### **Indirect Impacts**

With regard to cumulative indirect inducement of substantial population growth in an area, cumulative projects in the San Diego region could contribute to the indirect inducement of population growth through the extension of streets or other infrastructure as a result of unplanned development. However, cumulative projects would be required to comply with City or County requirements to provide new streets or utility improvements, as needed, to serve new populations. The construction of new streets or infrastructure projects would be subject to environmental review documentation pursuant to CEQA, as well as analysis of those projects for consistency with the goals, policies, and recommendations of applicable planning documents. In general, compliance with federal, state, and local regulations would preclude indirect population growth impacts associated with new construction of, or improvements to, streets or infrastructure projects. A significant cumulative impact would not occur without implementation of the proposed project. The proposed project would not result in a significant indirect impact associated with substantial population growth. Therefore, the proposed project's contribution would not be cumulatively considerable.

#### **4.13.6.2 Cumulative Threshold 2: Displacement of People or Housing**

With regard to displacement of housing and people, cumulative project development in the region is likely to result in the displacement of housing and people. However, due to the increase in density and need for housing in the region, cumulative projects resulting in displacement are likely to replace the lost housing with even more housing, such as the River Village and Prospect Fields residential development projects identified in Table 4-2 in Chapter 4. However, the proposed project would not result in the displacement of housing or people and would not contribute incrementally to these potential impacts. The proposed project's contribution would not be cumulatively considerable.

#### **4.13.7 References**

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